

Attachment 4

Compliance with section 117 directions

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Direction		Applicable/comment
1	Employment and resources	
1	Business and industrial zones	<p>Consistent.</p> <p>The planning proposal will:</p> <ul style="list-style-type: none"> retain the area and location the existing business zone (B2 Local Centre), and not reduce the total potential floor space area for employment uses and related public services in business zones.
1.2-1.5	Directions 1.2-1.5	<p>Not applicable.</p> <p>These directions are not relevant to the Sydney metropolitan area.</p>
2	Environment and heritage	
2.1	Environment protection zones	<p>Not applicable.</p> <p>The planning proposal does not apply to land within an environmental protection zone or land identified for environmental protection.</p>
2.2	Coastal protection	<p>Not applicable.</p> <p>The planning proposal does not apply to land within the coastal zone.</p>
2.3	Heritage conservation	<p>Consistent.</p> <p>The site does not contain a heritage item and is not within a heritage conservation area. The planning proposal will not impact on the significance of any heritage items.</p>
2.4	Recreation vehicle areas	<p>Not applicable.</p> <p>The planning proposal does not apply to sensitive land or land with significant conservation values. It will not allow land to be developed for a recreation vehicle area.</p>
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	<p>Not applicable.</p> <p>The planning proposal does not apply to land in the Far North Coast.</p>
3	Housing, infrastructure and urban development	

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3.1	Residential zones	<p>Consistent.</p> <p>The planning proposal will create an opportunity to broaden the range of housing available in Rose Bay and the Woollahra LGA, through a mixed use development.</p> <p>The site is well placed to efficiently use existing infrastructure and services as it is near public transport facilities that will support connections to employment and services, both within the Rose Bay Centre and further afield.</p> <p>As the planning proposal applies to land in an established urban area it will not consume land at the urban fringe.</p> <p>Any future residential development will be subject to assessment under the development controls which apply to all residential and mixed use development, such as SEPP 65 and the Apartment Design Guide.</p>
3.2	Caravan parks and manufactured home estates	<p>Consistent.</p> <p>The planning proposal does not relate to caravan parks or manufactured home estates.</p>
3.3	Home occupations	<p>Not applicable.</p> <p>The planning proposal does not affect home occupations in dwelling houses.</p>
3.4	Integrating land use and transport	<p>Consistent.</p> <p>The planning proposal is consistent with the aims, objectives and principles of <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001) as:</p> <ul style="list-style-type: none"> • the site is located within and adjoining a local centre which is accessible by public transport, walking and cycling and supported by many existing businesses and patronised by the residents of Rose Bay and nearby suburbs. • The site is located in proximity to numerous bus routes and a ferry service offering frequent public transport connections within the Woollahra LGA and beyond. The proximity of these transport services will encourage public transport use and discourage private transport use. • This proposal will provide for a development density consistent with the scale and character of surrounding development.

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3.5	Development near licensed aerodromes	Not applicable. The planning proposal does not apply to land near a licensed aerodrome.
3.6	Shooting ranges	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.
4	Hazard and risk	
4.1	Acid sulfate soils	Consistent. The Contamination Reports undertaken on the site indicate that acid sulfate soils may be present on 636 New South Head Road but are not present on 638-646 New South Head Road. A Remedial Action Plan was prepared in June 2016 by Consulting Earth Scientists for the site. The plan concludes that if its recommendations are implemented, the site will be suitable for the proposed land uses. The management of potential acid sulfate soils can be managed during the construction process.
4.2	Mine subsidence and unstable land	Not applicable. The planning proposal does not apply to land within a proclaimed Mine Subsidence District or to land identified as unstable.
4.3	Flood prone land	Consistent. The planning proposal applies to land within a flood prone area. An assessment of the impact of flooding on the site is provided under the title "Flood Assessment" in Part 3.3 of the planning proposal. While the environmental effects of flooding form part of the assessment of the planning proposal, Council considers that these environmental effects can be best managed at the development application stage, through appropriate conditions of consent. Therefore, Council is satisfied that the site will be suitable for mixed use retail / business and residential uses in terms of flood management.
4.4	Planning for bushfire protection	Not applicable. The planning proposal does not apply to land mapped as bushfire prone land.

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5	Regional planning	
5.1 - 5.9	Strategies 5.1-5.9	Not applicable. These strategies do not apply to the Woollahra LGA.
5.10	Implementation of Regional Plans	Not applicable. No regional (or district) plan applies to the Woollahra LGA.
6	Local plan making	
6.1	Approval and referral requirements	Consistent. The planning proposal does not include provisions that require development applications to be referred externally and is not related to designated development.
6.2	Reserving land for public purposes	Consistent. The planning proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3	Site specific provisions	Consistent. The planning proposal proposes an additional permitted use on the site to enable residential flat building development on the ground floor, but only as part of a mixed use development. This change does not impose any development standards or requirements in addition to those already contained in Woollahra LEP 2014.
7	Metropolitan Planning	
7.1	Implementation of A Plan for Growing Sydney (Dec 2014)	Consistent. The planning proposal will facilitate additional flexibility in residential development in proximity to public transport, shops, services and employment.
7.2	Implementation of Greater Macarthur Land Release Investigation	Not applicable.
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable.